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Prepared by: First National Title, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536

* Return to: First National Title, LLC, 6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672
(662) 892-6536

WARRANTY DEED

Grantor(s): Donald W Payne
Address: 252 Hillside Road
Holcomb, MS 38940
Phone: 662-226-6814 (Home) None (Work, if any)

Grantee(s): Erin B Sowell
Address: 7766 Chesterfield Dr S
Southaven, MS 38671
Phone: 662-288-6024 (Home) 662-536-0577 (Work, if any)

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned Grantor, **DONALD W PAYNE**, do hereby sell, convey and warrant unto **ERIN B SOWELL, a single person**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 84, Heritage Hills PUD, Phase III, Section D, in Section 26, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 57, Page 15, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2011 shall be prorated among the parties.

The Grantors herein further warrant that subject property constitutes no part of his homestead and is not subject to the homestead interests of anyone at the time of conveyance.

WITNESS MY SIGNATURE this 29th day of July, 2011.

Donald W Payne
Donald W Payne

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 29th day of July, 2011, within the jurisdiction, the within named Donald W Payne, who acknowledged that he executed the above and foregoing instrument.



(S E A L)

[Signature]
Notary Public

My Commission expires:

FILE #: S18516